

Information Item

Date: June 14, 2022

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Aaron King, Assistant City Manager
Chris Murphy, Director of Planning and Development Services

Subject:

Information on Ordinance Amending Chapters 5 And 11 Of The Unified Development Ordinances (UDO) To Add Use-Specific Standards For Chemical Manufacturing And Battery Manufacturing

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: No

Strategic Plan Action Item: No

Key Work Item: No



At the April 12, 2022 Public Works Committee meeting, Planning staff presented the results of a peer community review of fertilizer plant regulations. Staff presented potential use-specific standards that could be incorporated into the Unified Development Ordinances (UDO) such as increased minimum site size, enhanced perimeter setbacks, and review via Special Use District zoning. Following discussion, the Public Works Committee instructed staff to prepare a UDO amendment that would address fertilizer manufacturing and other potentially hazardous uses.

Staff has prepared a draft amendment providing specific use standards for chemical and battery manufacturing as a subset of the Manufacturing C use classification. Explosives manufacturing is classified in the North American Industrial Classification System (NAICS) manual as chemical manufacturing and would have to comply with the same use standards.

Highlights of this proposal include:

- Approval of these uses via the Special Use District zoning process, including a City Council public hearing along with an accompanying site plan,
- A minimum site size of 25 acres,
- A minimum perimeter setback of 400 feet for all facility operations, with a 200-foot setback for any parking on site,
- An opaque security fence or wall a minimum of 6 feet in height,
- Approval of a hazardous materials management plan by the Fire Department prior to issuance of a building permit, and
- A prohibition of such uses within designated water supply watersheds (such as Salem Lake).

Staff will be available to present this information at the June 2022 Public Works Committee meeting.